COMMUNITY PRESERVATION COMMITTEE
TOWN OF NEEDHAM, MASSACHUSETTS

Minutes of Meeting
December 9, 2009

Present:	Jane Howard – Chairman, Mark Gluesing – Vice Chair, John Comando, Bruce Eisenhut, Brian Nadler, Sheila Pransky, Paul Siegenthaler
Absent:	Janet Bernardo, Jack Cogswell
Town Staff:	Patricia Carey, Staff Liaison Nicole DiCicco, Recording Secretary

The meeting convened at 7:30 PM in the Newman School Conference Room.

<u>Review and Acceptance of Meeting Minutes:</u>

Ms. Pransky made a motion to approve the minutes of the November 17, 2009 meeting. The motion was seconded by Mr. Gluesing. Mr. Comando pointed out that although he was present for the conclusion of the November 17th meeting; he had missed the majority of the discussion and felt he should be marked absent. The minutes have been corrected. **There were 5 votes in favor and 1 abstention and the motion passed.**

<u>Chairman's Comments:</u> *None.*

<u>Initial Review of Proposals:</u>

FY 2010-1: Tercentennial Historic Marker Project
Mr. Siegenthaler began the discussion by questioning the applicability of this proposal, with reference to the Community Preservation Coalition's example of the veterans' memorial in another community. There was agreement among some Committee members that in order for something to be classified as "historic" there needs to be something already in existence. There was also mention of the Tercentennial Committee applying for a donation from a local, non-profit for the funds to build these markers rather that going through the CPC. Ms. Carey stated that a representative of the Tercentennial Committee was planning to meet with the Historical Commission regarding the historical markers. The historic qualities of this project would be discussed at that time. **Mr. Eisenhut made a motion to defer the discussion of the eligibility of FY 2010-1 until the next meeting, when the outcome of the Tercentennial Committee's meeting with the Historical Commission was known. Mr. Gluesing seconded the motion. The motion was approved.** Mr. Gluesing will be the liaison to the project.

FY 2010-2: Charles River Center Heating Systems
Mr. Eisenhut felt that the project met the eligibility requirements of the CPC, though he had some questions about the merits of the project. Some members felt that replacing

heating systems might be maintenance and not capital work. Others suggested that the replacement work was typically a capital project. There were discussions about other possible funding sources that Charles River could look into. Mr. Comando will be the liaison to the project.

FY 2010-3: Charles River Center New Group Home
The Charles River Center does not yet have a property in mind to purchase for their new group home. This led to several questions on this project in regards to whether or not a transfer of funds would be allowed for a project that did not yet exist. **Mr. Siegenthaler made a motion that FY 2010-3 did not meet the eligibility requirements of the CPA. Mr. Comando seconded the motion. The motion was unanimously approved.** No liaison was appointed to this project, though the committee will discuss the decision with them, and welcome Charles River to present their long-term plan to the Committee.

FY 2010-4: Preservation & Restoration of Historic Artifacts
It was agreed that the project appeared to be eligible. Ms. Bernardo will be the liaison to the project.

FY 2010-5: Historic Research & Photographic Documentation-Town Hall
Mr. Siegenthaler expressed a problem with the eligibility of this project as well as the use of the Committee's administrative funds to complete it. Mr. Gluesing explained the restoration process of the Town Hall, including the update of the clock tower to an electric system would eliminate the mechanical inner clock works that existed now, and how the documentation would be a record of a CPC funded project. Mr. Nadler questioned why the documentation of the renovation was not already part of the project. Mr. Comando thought that the Town Manager could seek volunteers to assist with the photography. The largest concern of the group was the use of administrative funds in order to complete this project and whether CPC historical funds would be more appropriate. Ms. Carey reminded everyone that this was a project mentioned at a previous meeting, by the Committee members, as something of interest and asked that they give proponents an opportunity to explain their proposals in person before turning them away because of questioned eligibility. **Mr. Siegenthaler made a motion that FY 2010-5 did not meet the eligibility requirements of the CPA and that administrative funds would not be available for the project. Mr. Nadler seconded the motion. Mr. Nadler made a motion to amend the main motion, removing the statement that administrative funds would not be available. Mr. Comando seconded the motion. On the amendment, there were five votes in favor, 1 opposed and 1 abstention. The motion was approved. On the main motion, as amended, there was unanimous approval.**

FY 2010-6: Restore Volante Lane & Construct Trail to Eastman Reservation
It was agreed that the project appeared to be eligible. Ms. Pransky will be the liaison to the project.

FY 2010-7: Preservation of Open Space – Purchase of Land

Ms. Carey explained the Town is currently in discussions with an owner about the possibility of a purchase or an easement. The Committee feels that the Town's plan for land purchase appears to be eligible for CPC funds. Mr. Eisenhut will be the liaison to the project.

FY 2010-8: Acquisition of Property for Development of Affordable Housing and Community Access to Recreation Land
Ms. Pransky explained that Needham Opportunities Inc. is currently in negotiations for the purchase of property. The Committee feels that the NOI plan for land purchase appears to be eligible for CPC funds. Mr. Siegenthaler will be the liaison to the project.

Next Steps: The Committee began a list of questions on some of the projects to assist the liaisons with their research:

Charles River Heating: Have other sources of funding been researched? Has Charles River discussed their plans with Needham Opportunities, Inc.? How many units count in the Town's 40-B inventory? How much would it cost to continue to maintain the existing units? Are there tax credits available for the replacement of the units?

Town Hall Historic Artifacts: What is the opinion from the Historical Commission? What is the fair market value or the appraised value of the items? How were the estimates determined?

Volante Land: Who provides the expertise to determine what is considered an invasive species? Is a trail part of the project, and if yes, where would it go to? What is the plan for land not owned by the Town? Is there a map that outlines the plan? How were the estimates determined?

Open Space: Can an easement be purchased or granted?

NOI: How would a joint purchase be handled? What is the proposed number of homes, and how does that differ from the originally approved project? Have the neighbors been part of the discussions? What was the previous price? What is the number of anticipated parking spaces?

Review of Draft Plan in Preparation for 1/5/2010 Public Hearing: The Committee recommended some additional changes to the text to clarify the information. The final section to be updated will be the housing section, and then the draft will be ready for public view prior to the 1/5/10 public hearing.

Other Business: Mr. Nadler requested a discussion for use of administrative funds for FY 2010-5 put onto the agenda for the meeting on December 16, 2009.

Mr. Siegenthaler requested that the CPC consider writing a letter to the Selectmen stating the CPC's support for the preservation of open space, including Greene's Field. He felt that it was confusing for the CPC to support the purchase of open space parcels, and not work to protect existing open space parcels. Mr. Eisenhut felt strongly about not interjecting with the process of creating the new Senior Center. **Ms. Pransky made a motion to discuss the CPC's stance on Greene's Field at the Committee's next meeting. Mr. Siegenthaler seconded this motion. There were 2 votes in favor and 5 votes in opposition. The motion was not approved.**

Mr. Gluesing feels the CPC administrative funds should be assisting with the payment of Ms. Carey's salary. Ms. Howard and Ms. Carey said that the Town Manager is already reviewing how this might be accomplished.

Adjournment: Mr. Nadler made a motion to adjourn the meeting at 9:05 PM. Mr. Siegenthaler seconded the motion and the meeting adjourned at 9:05 PM.

Respectfully submitted,

Nicole DiCicco, Recording Secretary